



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor

File No. PDA-122-15-REZ

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution: Initiation & Recommendation of Zoning District Map Amendment (*Rezoning*) – City Block 5239 (5714R Goodfellow Place)

Date: October 7, 2015

Summary

Submittal: Proposed amendment of the Zoning District Map for Planning Commission initiation and recommendation.

Sites: PDA staff proposes initiation of rezoning of the 1.1 acre Rezoning Area which is a triangular parcel recently subdivided from Goodfellow Place (west of Rezoning Area) that is to be consolidated as the southern part of MSD's Hebert Detention Basin in the Wells Goodfellow Neighborhood.

Proposal: PDA staff proposes initiating change of zoning of the parcel at 5714R Goodfellow Place from the "G" Local Commercial & Office District to the 'C' Multiple-Family Dwelling District to match the remainder of the detention basin site.

Re-plating: The Rezoning Area is to be consolidated with the rest of the detention basin development site.

Land Use: The development of the detention basin will instigate a future change in the SLUP.



Intent of Initiation: The rezoning of the parcel is initiated to avoid creating a dual-zoned 'C' Multiple-Family Dwelling District & 'G' Local Commercial & Office District parcel in CB 5239. MSD, which as a utility is immune to the Zoning Code, does not need the property rezoned in order to get construction permits. However, MSD does support the Zoning Administrator's desire for initiation of rezoning to "clean-up" what would become a dual-zoned parcel.

Recommended Action

PDA staff recommends the Planning Commission find the change in zoning from 'G' to "C" for one parcel at 5714R Goodfellow Pl. in City Block 5239 to be in conformity with City's Strategic Land Use Plan's adjacent Opportunity Area (OA) where the City entertains specific development proposals as they present themselves and **initiates and recommends the change in zoning** to the City's Board of Aldermen.

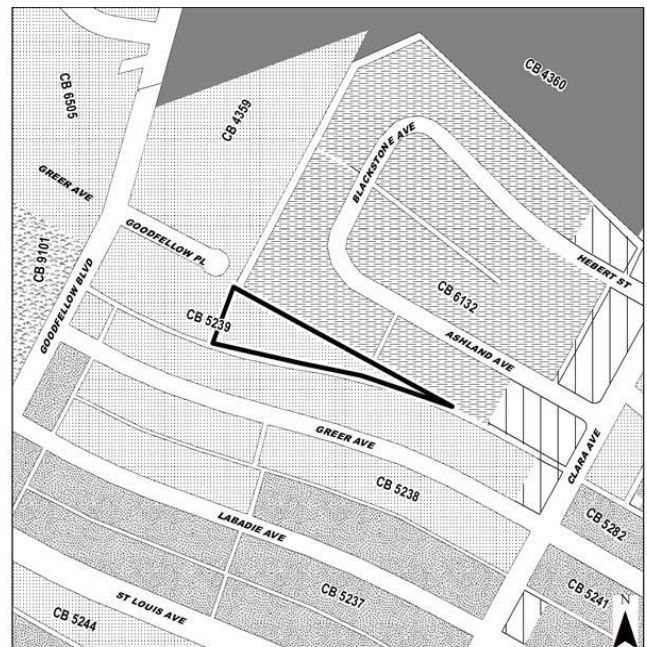
1.0 Background

- The Metropolitan St. Louis Sewer District (MSD) has worked for several years to acquire the property that is the site for the Hebert Detention Basin and adjacent parking areas to the east for the Northern Missionary Baptist Church along Clara Ave. MSD swapped land along the west-side of Clara Ave. acquired north of Hebert St. and south of Ashland Ave. (north & south of the church) with the church for the church's parking lot west of the church (now part of the detention basin area). In May of 2010 the City vacated Hebert St., Ashland Ave. and the connecting Blackstone Ave. west of Clara Ave. in the area known as "the horseshoe area" because of loop formed by Hebert, Blackstone and Ashland.
- The Planning Commission at its October 2010 meeting approved PDA-155-04-CMP for Amendment #8 of the Strategic Land Use Plan (SLUP). Area 19 of Amendment #8 changing the SLUP category for the MSD's Hebert Detention Basin area to Opportunity Area (OA) and the Northern Missionary Baptist Church parking lots to Institutional Preservation and Development Area (IPDA).
- The 1.1 acre Rezoning Area consists of one parcel commonly known as 5714R Goodfellow Place which is a triangular wooded parcel created by the recent subdivision of the Goodfellow Place apartment complex (lot "A") and the Rezoning Area parcel (lot "B"). Exhibit "B" includes a map of the re-subdivision of Goodfellow Place along with the legal description for lots "A" & "B".
- The Rezoning Area is to be consolidated as the southern portion of MSD's Hebert Detention Basin. Exhibit "B" includes a map of all the parcels being consolidated for the retention site, including the Rezoning Area parcel. MSD also provided a map showing the proposed retention basin superimposed of the overall site including the Rezoning Area parcel.
- The Rezoning Area is currently zoned "G" Local Commercial & Office District (as is the Goodfellow Place apartment complex along Goodfellow Blvd. PDA staff are seeks rezoning of the Rezoning Area to the "C" Multiple-Family Dwelling District so it can be consolidated with the rest of the project area which already are 'C' District. "C" District zoning is found on many nearby residential streets in the Wells Goodfellow Neighborhood (Exhibit 'A').
- Because MSD is immune to the Zoning Code, the more restrictive regulations of the "C" Multiple-Family Dwelling District do not apply for proposed improvements, as normally would be applied under the City's zoning policy. MSD does not need the property rezoned in order to get construction permits. PDA staff and MSD support initiation of rezoning in order to prevent creation of a dual zoned parcel once the retention site is consolidated. Zoning Administrator, Mary Hart Burton, also recommends that the subject area be rezoned to the "C" District.
- Photographs of the Rezoning Petition Area, the Rezoning Initiation Areas & vicinity are in Exhibit 'C'.

2.0 Comments

PDA Staff has reviewed the initiation of rezoning of the parcel at 5714R Goodfellow Pl. in City Block 5239 with the City's Strategic Land Use Plan which provides for some flexibility with the "adjacency rule", which states: *"Recognizing that the Land Use Plan map assigns general land use categories to blocks and parcels based on current projections for development and preservation & recognizing that these designations are not exact, the Planning Commission may, in its discretion, consider a use/development/project to be in conformance with the Plan when the proposed use/development/project is allowed under the Plan in a directly abutting area"*. The initiation of rezoning is reviewed using the adjacent detention basin site which is an Opportunity Area (OA):

"Key underutilized locations where the use of land is in transition. Location and site characteristics of these areas offer particular challenges / opportunities that should be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves."



Strategic Land Use Categories	
Neighborhood Preservation Area	Business/Industrial Preservation Area
Neighborhood Development Area	Business/Industrial Development Area
Neighborhood Commercial Area	Institutional Preservation and Development Area
Regional Commercial Area	Specialty Mixed Use Area
Recreational and Open Space Preservation	Opportunity Area

The Rezoning Area will be consolidated with the adjacent parcels of the detention basin site in City Block 5239. Staff finds the initiation of rezoning for the Rezoning Area parcel in City Block 5239 is in conformity with the SLUP's adjacent Opportunity Area (OA). It is good planning and land use practice to rezone the Rezoning Area parcel to the "C" Multiple-Family Dwelling District to match the rest of the MSD detention basin site. Staff recommends the **initiation and approval of the amendment of the Zoning District Map for the identified parcel in City Block 5239 to the "C" Multiple-Family Dwelling District** as being in conformity with the Strategic Land Use Plan.

2.1 Public Input

The Housing, Urban Development and Zoning (HUDZ) Committee of the Board of Aldermen will conduct a public hearing as part of the Board of Aldermen legislative process.

2.2 Previous Commission Action

At the October 2010 meeting, the Planning Commission approved PDA-155-04-CMP for Amendment #8 of the Strategic Land Use Plan (SLUP) Area 19 changing the SLUP category for the MSD's Hebert Detention Basin area to Opportunity Area (OA) and the Northern Missionary Baptist Church parking lot to Institutional Preservation and Development Area (IPDA).

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance # 64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

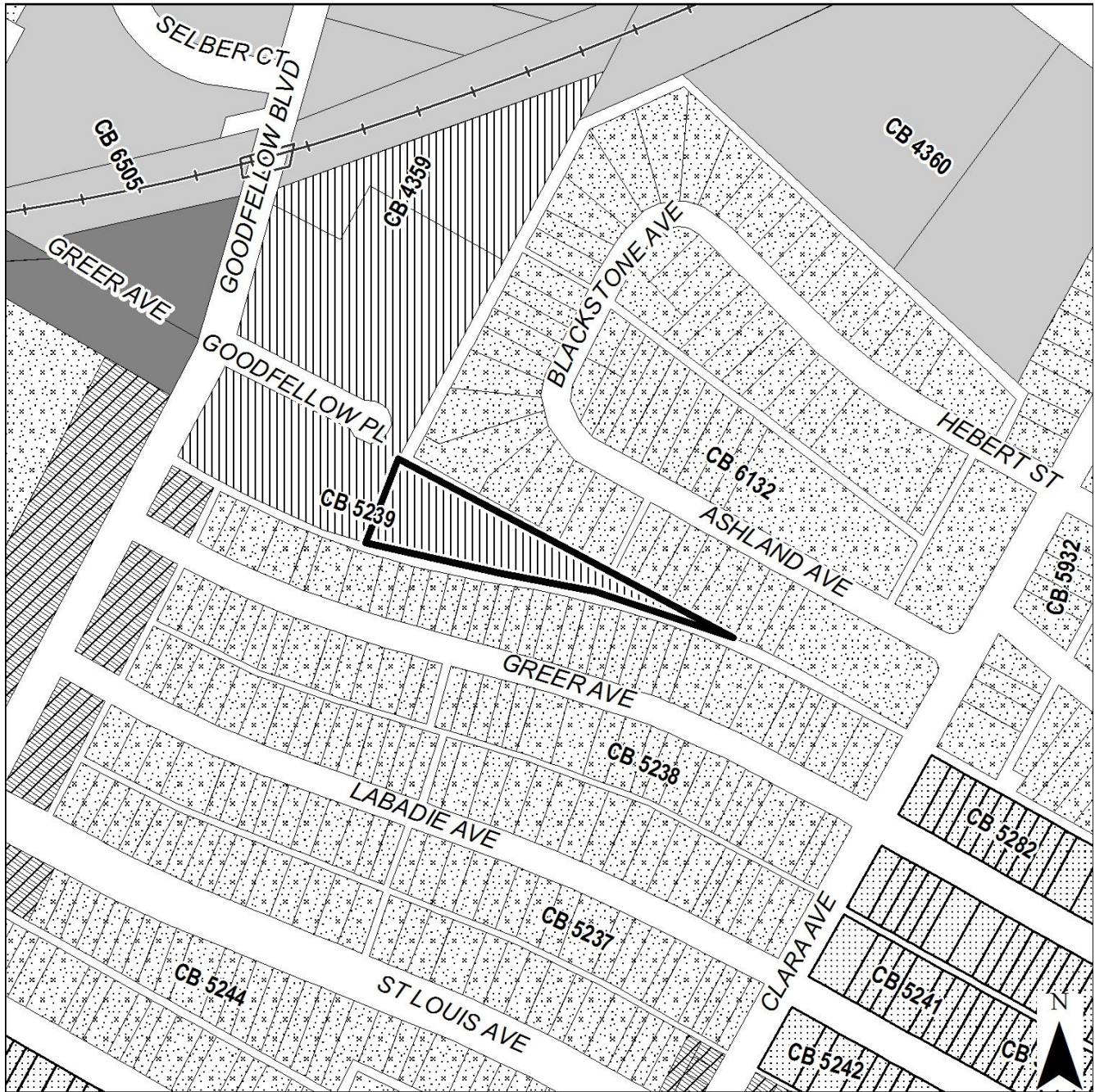
And that the Planning Commission finds the change in zoning from ‘G’ to ‘C’ for one (1) parcel at 5714R Goodfellow Pl. in City Block 5239 (as identified in the attached legal description) to be in conformity with the Strategic Land Use Plan’s Opportunity Area where the City entertains specific development proposals and **initiates and recommends the change in zoning** to the City’s Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Initiation for the Amendment of the Zoning District (to ‘C’ Multiple-Family Dwelling District) for one (1) parcel (known as 5714R Goodfellow Pl. in City Block 5239 as identified in the attached legal description) is hereby found to be in conformity with the City’s Strategic Land Use Plan’s Opportunity Area.
2. The Initiation for the Amendment of the Zoning District Map (to ‘C’ Multiple-Family Dwelling District) for one (1) parcel (known as 5714R Goodfellow Pl. in City Block 5239 as identified in the attached legal description) is hereby initiated.
3. The Initiation for the Amendment of the Zoning District Map (to ‘C’ Multiple-Family Dwelling District) for one (1) parcel (known as 5714R Goodfellow Pl. in City Block 5239 as identified in the attached legal description) is hereby recommended for approval.
4. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of this initiation and recommendation for amendment of the Zoning District Map.

EXHIBIT A

DISTRICT MAP



Current Zoning District

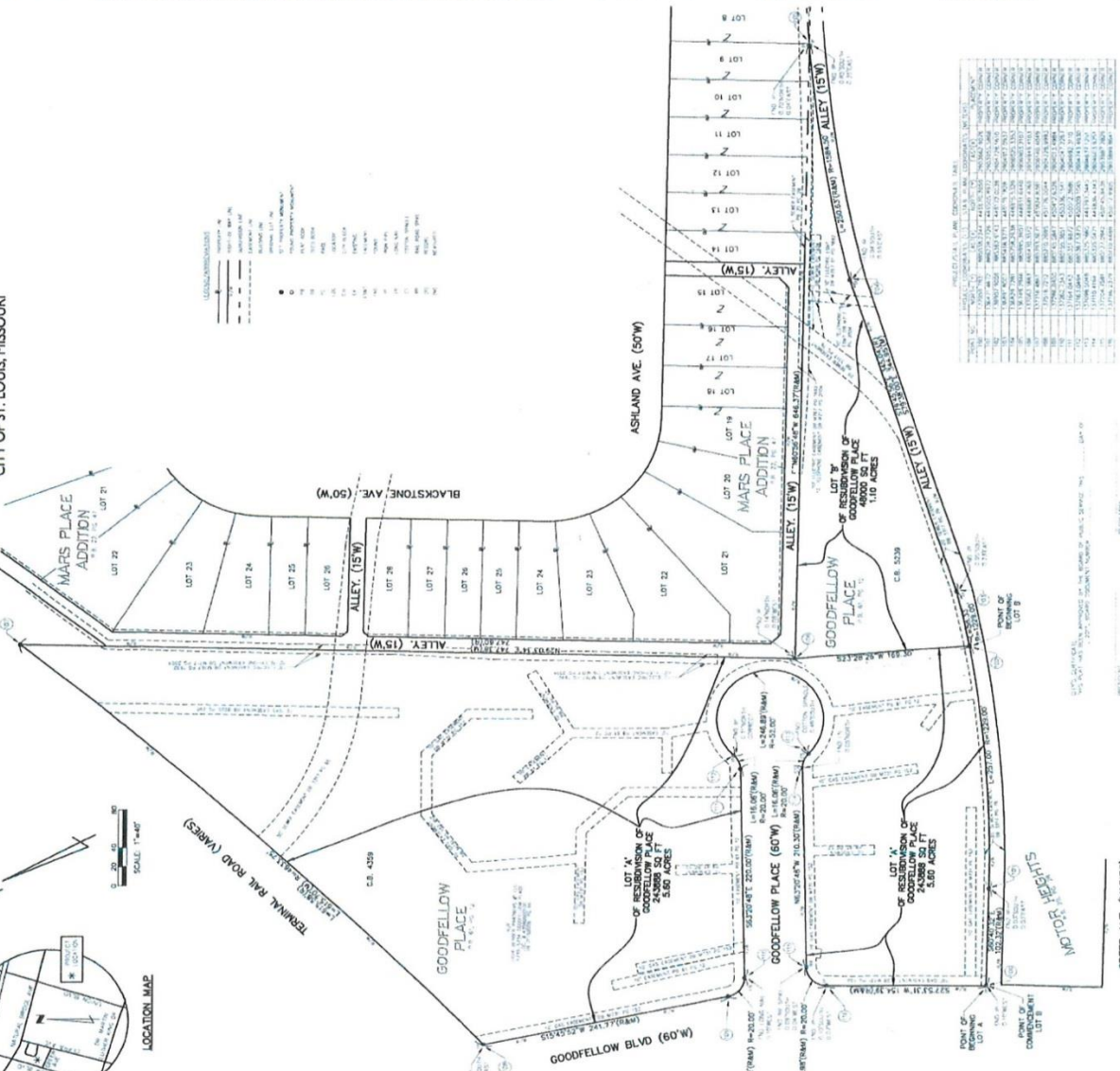
	A Single-Family Dwelling District		G Local Commercial District
	B Two-Family Dwelling District		H Area Commercial District
	C Multiple-Family Dwelling District		I Central Business District
	D Multiple-Family Dwelling District		J Industrial District
	E Multiple-Family Dwelling District		K Unrestricted District
	F Neighborhood Commercial District		L Jefferson Memorial District

Rezoning Area

Initiate Rezoning
from "G" to "C"

PDA-122-15-REZ

RESUBDIVISION OF GOODFELLOW PLACE
A TRACT OF LAND IN CITY BLOCKS 4359 & 5239 IN U.S. SURVEY 1913 & 2976
CITY OF ST. LOUIS, MISSOURI



Year	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

[illegible]

<p>1.0 SHEET NO.</p>	<p>1.0 SHEET NO.</p>	<p>1.0 SHEET NO.</p>	<p>1.0 SHEET NO.</p>	<p>1.0 SHEET NO.</p>
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Legal Description of Re-Subdivision Area

GENERAL NOTES

1. BASIS FOR ALL BEARINGS SHOWN ON THIS PLAT IS THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, EAST ZONE, GRID NORTH.
2. "●" INDICATES SET REBAR, UNLESS OTHERWISE NOTED.
3. "○" INDICATES FOUND MONUMENT, "XSS" INDICATES FOUND CUT CROSS
4. LOTS A AND B ARE ZONED "G" LOCAL COMMERCIAL AND OFFICE DISTRICT, BY THE CITY OF ST. LOUIS, MISSOURI.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CITY OF ST. LOUIS, MISSOURI. (COMMUNITY-PANEL NUMBER 290385 0020 A. DATED JULY 16 1979). THIS TRACT LIES WITHIN ZONE C. ZONE C IS DESCRIBED AS NOT BEING A FLOOD HAZARD AREA.

LAND DESCRIPTION LOT A

A TRACT OF LAND BEING IN CITY BLOCKS 4359 AND 5239 IN U.S. SURVEY 1913 AND 2976 OF GOODFELLOW PLACE PLAT BOOK 61 PAGE 12 OF THE ST. LOUIS RECORDS, CITY OF ST. LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE), AND THE NORTH LINE OF AN ALLEY (15 FEET WIDE), ALSO BEING THE SOUTHWEST CORNER GOODFELLOW PLACE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 61, PAGE 12 OF THE CITY OF ST. LOUIS RECORDS; THENCE ALONG THE NORTH LINE OF AN ALLEY (15 FEET WIDE), SOUTH 60 DEGREES 40 MINUTES 32 SECONDS EAST A DISTANCE OF 102.32 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID ALLEY A CURVE TO THE LEFT AN ARC LENGTH OF 257.00 FEET, A RADIUS OF 1229.00 FEET TO A POINT; THENCE NORTH 23 DEGREES 28 MINUTES 26 SECONDS EAST A DISTANCE OF 169.30 FEET TO A POINT ALSO BEING THE SOUTHWEST CORNER OF MARS PLACE ADDITION PLAT BOOK 22 PAGE 47 OF THE ST. LOUIS RECORDS; THENCE CONTINUING ALONG THE WEST LINE OF SAID MARS PLACE ADDITION NORTH 29 DEGREES 03 MINUTES 34 SECONDS EAST A DISTANCE OF 747.38 FEET TO A POINT ON THE SOUTH LINE OF THE TERMINAL RAIL ROAD RIGHT OF WAY (WIDTH VARIES); THENCE ALONG SOUTH LINE OF SAID TERMINAL RAIL ROAD OF WAY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 615.70 FEET, A RADIUS OF 4633.75 FEET TO A POINT ON THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE); THENCE ALONG THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE) SOUTH 15 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 241.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 27.62 FEET, A RADIUS OF 20.00 FEET TO A POINT ON THE NORTH LINE OF GOODFELLOW PLACE (60 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID GOODFELLOW PLACE (60 FEET WIDE) SOUTH 63 DEGREES 20 MINUTES 48 SECONDS EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF GOODFELLOW PLACE (60 FEET WIDE) ALONG A CURVE TO THE LEFT AN ARC LENGTH 16.06 FEET, A RADIUS OF 20.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH 246.89 FEET, A RADIUS OF 52.00 FEET TO A POINT ON THE SOUTH LINE OF GOODFELLOW PLACE (60 FEET WIDE); THENCE CONTINUING ALONG THE SOUTH LINE OF GOODFELLOW PLACE (60 FEET WIDE) ALONG A CURVE TO THE RIGHT AN ARC LENGTH 16.06 FEET, A RADIUS OF 20.00 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF GOODFELLOW PLACE (60 FEET WIDE) NORTH 63 DEGREES 20 MINUTES 48 SECONDS WEST A DISTANCE OF 210.30 TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH 30.98 FEET, A RADIUS OF 20.00 FEET TO A POINT ON THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE); THENCE ALONG THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE) SOUTH 27 DEGREES 53 MINUTES 31 SECONDS WEST A DISTANCE OF 154.39 FEET TO THE POINT OF BEGINNING, CONTAINING 24,3888 SQUARE FEET (5.60 ACRES) MORE OR LESS.

THIS IS AN
ENLARGED
COPY OF THE
LEGAL
DESCRIPTION
OF THE
PARCEL BEING
REZONED.

LAND DESCRIPTION LOT B

A TRACT OF LAND KNOWN AS GOODFELLOW PLACE BEING IN CITY BLOCK 5239 OF U.S. SURVEY 2976 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 12 OF THE ST. LOUIS RECORDS, CITY OF ST. LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF GOODFELLOW BOULEVARD (60 FEET WIDE), AND THE NORTH LINE OF AN ALLEY (15 FEET WIDE), ALSO BEING THE SOUTHWEST CORNER GOODFELLOW PLACE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 61, PAGE 12 OF THE CITY OF ST. LOUIS RECORDS; THENCE ALONG THE NORTH LINE OF AN ALLEY (15 FEET WIDE), SOUTH 60 DEGREES 40 MINUTES 32 SECONDS EAST A DISTANCE OF 102.32 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID ALLEY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 257.00 FEET, A RADIUS OF 1229.00 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID ALLEY THE FOLLOWING COURSES AND DISTANCES; ALONG AN ARC TO THE LEFT WITH AN ARC LENGTH OF 58.33 FEET AND A RADIUS OF 1229.00 FEET TO A POINT; SOUTH 79 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 344.95 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 250.63 FEET AND A RADIUS OF 1584.50 FEET TO A POINT ON THE SOUTH LINE OF MARS PLACE ADDITION PLAT BOOK 22, PAGE 47 OF THE ST. LOUIS RECORDS; THENCE ALONG THE SOUTH LINE OF SAID MARS PLACE ADDITION NORTH 60 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 646.37 TO A POINT BEING THE SOUTHWEST CORNER OF SAID MARS PLACE ADDITION; THENCE SOUTH 23 DEGREES 28 MINUTES 26 SECONDS WEST A DISTANCE OF 169.30 FEET TO THE POINT OF BEGINNING, CONTAINING 48,000 SQUARE FEET (1.10 ACRES) MORE OR LESS.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "RESUBDIVISION OF GOODFELLOW PLACE".

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

EICHELBARGER PARTNERS #1 LLC
L.A.C.

EXHIBIT C

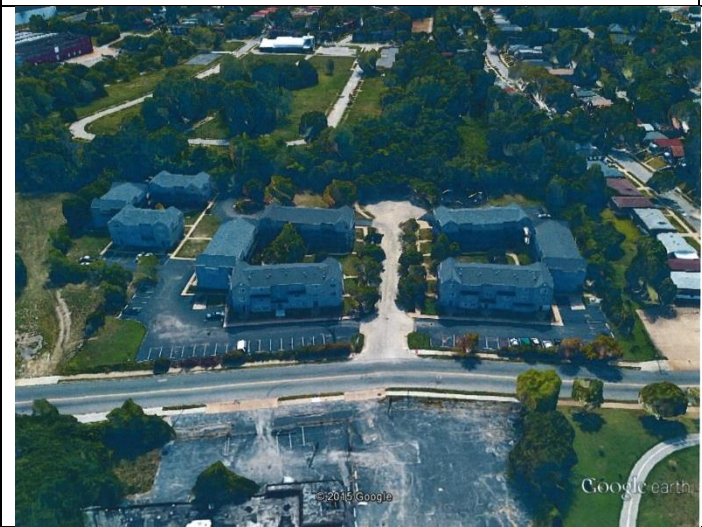
Photos of Rezoning on CB 5239 Rezoning Parcel & Vicinity



1) 5714R Goodfellow Place (Rezoning Area Vicinity)
(triangular wooded area north of houses on Greer)
C.B. 5239



2) 5714R Goodfellow Place (Rezoning Area)
(upper left west of Northern Miss. Baptist Church)
C.B. 5239



3) Goodfellow Place (west of Rezoning Area)
(triangular wooded area east of Goodfellow Place)
C.B. 5239



4) Goodfellow Place (west of Rezoning Area)
(triangular wooded area east of Goodfellow Place)
C.B. 5239